

**EXHIBIT A – FINDINGS
DRC2013-00042 LAMPE**

CEQA Exemption

- A. The project qualifies for Categorical Exemptions (Class 1 and 3) pursuant to CEQA Guidelines Section 15301 and 15303 because it involves the demolition of a single-family residence and the construction of a new single family residence on an existing lot within an urbanized area.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed demolition of an existing single family residence and construction of a new single family residence does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed single family residence is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on 19th Street, a local road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and will not inhibit access to the coastal waters and recreation areas.

Archeological Sensitive Area

- H. The site design and development incorporate adequate measures to ensure that archeological resources will be acceptably and adequately protected because the phase 1 archaeological survey for the project found no cultural resources on the property, and, in the event archeological resources are unearthed or discovered during construction phase, the applicant will be required to cease construction and notify the County and Environmental Coordinator (see Condition 20 in Exhibit B).

Small Scale Neighborhood

- I. The proposed project meets the Community Small Scale Neighborhood Design standards and is therefore consistent with the character and intent of the Cayucos Community Small Scale Design Neighborhood.

Attachment 1

- J. The proposed residence is approximately 24 feet high and does not further limit the view of the ocean from the neighborhood.